

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Greenspring Drive, 2737' SE * ZONING COMMISSIONER
of c/l Timonium Road * OF BALTIMORE COUNTY
Timonium South Rail Passenger *
Station *
8th Election District * 91-282-A
4th Councilmanic District *
Maryland Mass Transit Admin. *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Zoning Variance and Baltimore County Council Bill #91-90, a variance from Section 255.1 (238.2) to permit a 12 ft. rear setback for the highblock (ramp) on the northbound platform at the Timonium South Rail Station in lieu of the required 30 ft. setback, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Kenneth Goon, appeared, testified and was represented by Irwin Brown, Esquire. Also appearing on behalf of the Petitioner were Gilbert Moore, Christie Wells and Joseph A. Romanowski. There were no Protestants.

Testimony indicated that the subject property located between Greenspring Drive and Aylesbury Drive is zoned M.L.-I.M.

Proffered testimony indicated that the subject property will be the future site of the proposed Timonium South Rail Passenger Station as indicated on Petitioner's Exhibit No. 1.

Baltimore County Council Bill No. 91-90 permits such a use in the M.L.-I.M. zone as of right.

Mr. Kenneth Goon, Director of Planning for the Maryland Mass Transit Administration, indicated that the subject station will be one of twenty-five stations along the line, this one will serve the general community of Lutherville-Timonium. He testified that this station is within walking

distance of the local business community and, therefore, no parking has been provided. Mr. Goon indicated that "highblocks" permit handicapped individuals to board and alight the train without having to negotiate steps (See Petitioner's Exhibit No. 1). Mr. Goon indicated that in view of the narrow dimension of the right-of-way, the aforementioned variance relief is necessary to accommodate the "highblocks". He indicated that the requested variance relief is consistent with Sections 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and that the Petitioner would suffer an undue hardship and practical difficulty should the requested relief be denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that the Petitioner would suffer a practical difficulty or unrea-

-2-

sonable hardship if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

After reviewing all of the testimony and evidence presented, it appears that the Zoning Variance relief should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of March, 1991 that Petitioner's request, pursuant to the Petition for a Zoning Variance and Baltimore County Council Bill #91-90 for a 12 ft. rear setback for the highblock (ramp) on the northbound platform at the Timonium South Rail Station in lieu of the required 30 ft. setback, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the foregoing relief:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 15 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmm
cc: Peoples Counsel

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 11, 1991

Irwin Brown, Esquire
300 W. Lexington Street
Baltimore, Maryland 21201-3415

RE: Petition for Zoning Variance
Case No. 91-282-A
Mass Transit Administration, Petitioner

Dear Mr. Brown:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 897-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
encl.
cc: Peoples Counsel
cc: Mr. Joseph A. Romanowski, Jr., Esquire
cc: Ms. Christie Wells
cc: Mr. Gilbert L. Moore

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-282-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to permit a 12 foot rear setback for the highblock (ramp) on the northbound platform at the Timonium South Rail Station in lieu of the required 30 foot setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The proposed highblocks will allow mobility impaired persons to board light rail vehicles. Their locations are fixed for proximity to the front door of the vehicle. It is impossible to meet the required rear setback within the MTA right-of-way. Mobility impaired persons would experience unreasonable hardship without highblocks.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
(Type or Print Name)

Legal Owner(s):
Mass Transit Administration
(Type or Print Name)

Signature

Signature

Address

Address

City and State

Signature

Attorney for Petitioner:

300 W. Lexington Street 333-3885

Irwin Brown

Address

(Type or Print Name)

Phone No.

Signature

Signature

300 W. Lexington Street

Address

Baltimore, MD 21201-3415

City and State

Attorney's Telephone No.: 333-3315

300 W. Lexington Street 333-2875

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23 day

of 1991, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 19 day of March, 1991, at 10 o'clock

A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

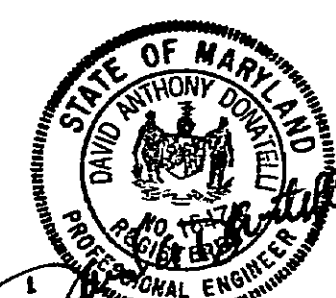
ZONING DESCRIPTION
BALTIMORE COUNTY
CLRL TIMONIUM SOUTH RAIL PASSENGER STATION
TAX MAP 60. GRID 11. PARCEL NO. NA
MTA CLRL R/W

BEGINNING for the same on the northwesterly right-of-way line of the MTA's property. at a point 2737 feet, more or less, southeasterly from the centerline of Timonium Road, variable width.

THENCE with bearings and distances as referred to the true meridian as adopted by the MTA, "The Maryland State Plane Coordinate System," as defined by 1983 North American Datum. N 9° 50' 37" W a distance of 650.00 feet to a point, thence N 80° 09' 28" E a distance of 130.00 feet to a point, thence S 9° 50' 37" E a distance of 650.00 feet to a point, thence S 80° 09' 23" W a distance of 130.00 feet to the place of beginning.

Being a portion of the MTA CLRL Right-of-Way, as conveyed to MTA by Consolidated Rail Corporation, by a deed recorded in the land records of Baltimore County at Vol. 8506, page 307.

CONTAINING in all 1.94 Acres more or less.



#277

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: February 5, 1991.
Posted for: Variance
Petitioner: Mass Transit Administration
Location of property: E/S Greenspring Drive, 2737' SE of c/l Timonium Road, Timonium South Rail Passenger Station
Location of Signs: E/S of Greenspring Drive, approx. 300' West of subject site
Remarks:
Posted by: J. J. Gruber
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 2-6-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-31-1991

THE JEFFERSONIAN.

S. Zeke Orlean
Publisher

\$ 89.91

CERTIFICATE OF PUBLICATION

TOWSON, MD. 2-6-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-31-1991

TOWSON TIMES.

S. Zeke Orlean
Publisher

\$ 89.91

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 1/10/91

PUBLIC HEARING FEES: \$175.00
ZONING VARIANCE (OTHER): \$175.00
TOTAL: \$350.00

LAST NAME OF OWNER: M. M. T. A.

0440480047M1CHRC \$175.00
Please Make Checks Payable To: Baltimore County 1043AND1-10-91

Cashier Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 9/1-282

0440480047M1CHRC \$175.00
Please Make Checks Payable To: Baltimore County 1043AND1-10-91

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: 2/2/91

Mass Transit Administration
300 W. Lexington Street
Baltimore, Maryland 21201-3415

RE:
Case Number: 91-282-A
S/S Greenupping Drive, 2737' SE of c/1 Timonium Road
Timonium South Rail Passenger Station
8th Election District - 4th Councilmanic
Petitioner(s): Mass Transit Administration
HEARING: FRIDAY, MARCH 1, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$114.91 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

January 18, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-282-A
S/S Greenupping Drive, 2737' SE of c/1 Timonium Road
Timonium South Rail Passenger Station
8th Election District - 4th Councilmanic
Petitioner(s): Mass Transit Administration
HEARING: FRIDAY, MARCH 1, 1991 at 10:00 a.m.

Variance to permit a 12 foot rear setback for the highblock (ramp) on the northbound platform in lieu of the required 30 foot setback.

J. Robert Haines
Zoning Commissioner of
Baltimore County

cc: Mass Transit Administration

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

February 19, 1991

Irwin Brown, Esquire
300 W. Lexington Street
Baltimore, MD 21201-3415

RE: Item No. 277, Case No. 91-282-A
Petitioner: Mass Transit Administration
Petition for Zoning Variance

Dear Mr. Brown:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Christine A. Wells
Mass Transit Administration
300 W. Lexington Street
Baltimore, MD 21201-3415

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 23rd day of January, 1990.

J. Robert Haines
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Mass Transit Administration
Petitioner's Attorney: Irwin Brown

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: February 11, 1991
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Maryland Mass Transit Administration, Item No. 277

The petitioner requests a Variance to permit a 12 ft. rear setback for the high block (ramp) on the northbound platform at the Timonium South Rail Station in lieu of the required 30 ft.

Staff supports the applicant's request. The location of high blocks at light rail stops will benefit mobility impaired persons to board light rail vehicles. The Master Plan supports the overall concept of light rail as "a major step in establishing a regional network of convenient, attractive public transportation alternatives."

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM277/2AC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500 (301) 887-4500

JANUARY 18, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MASS TRANSIT ADMINISTRATION
Location: TIMONIUM SOUTH RAIL PASSENGER STATION
Item No.: 277 Zoning Agenda: JANUARY 22, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 23, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 22, 1991

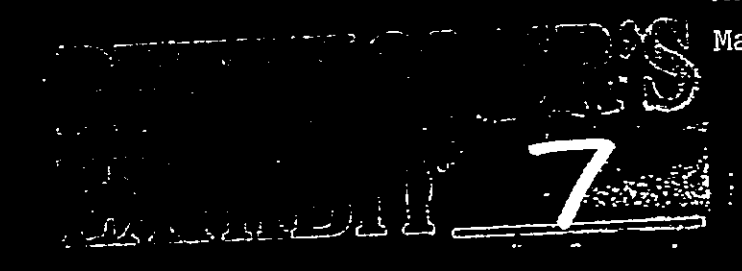
The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 266, 270, and 274.

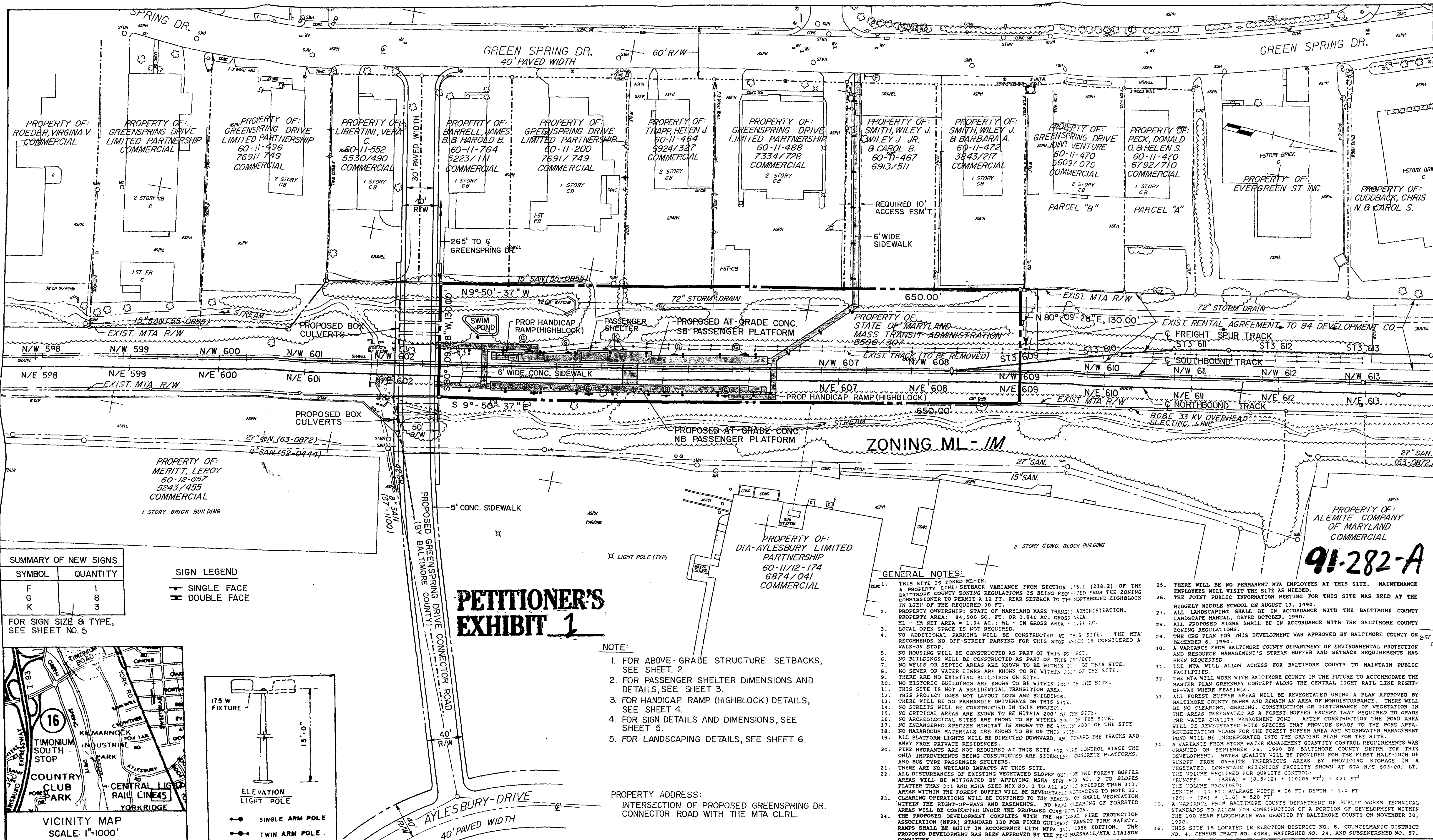
For Items 269, 275, 276 and 277, the previous County Review Group Comments are still applicable.

For Item 272, the driveway location shown would require the relocation of Pole #10031. Also, an extension of the public sanitary sewer in Ellinwood Road or Hazelwood Avenue may be required to serve this property.

Robert W. Bowling, P.E. Chief
Developers Engineering Division

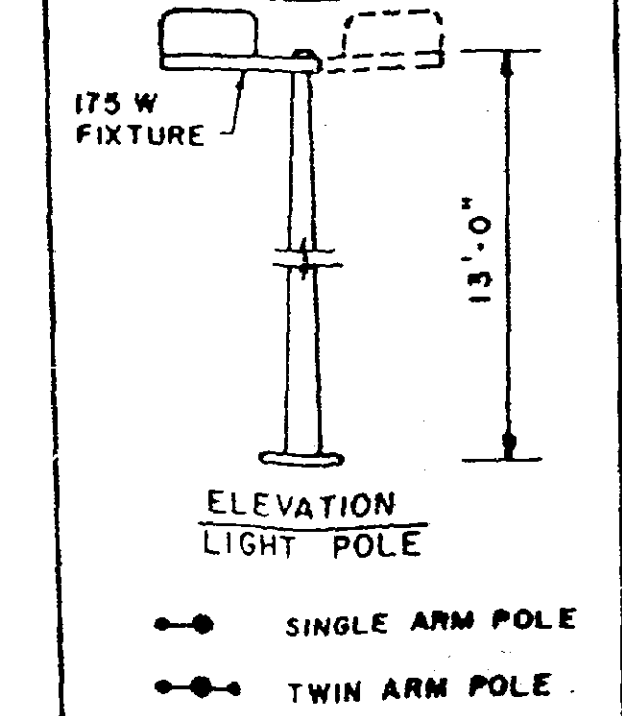
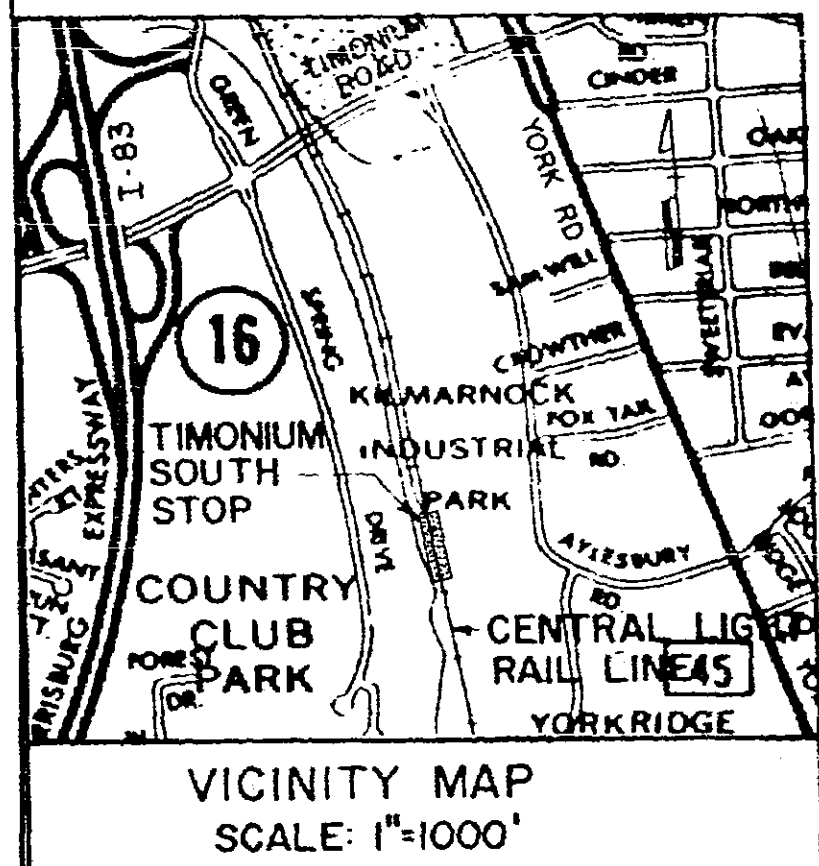
RWB:c





SUMMARY OF NEW SIGNS	
SYMBOL	QUANTITY
F	1
G	8
K	3

FOR SIGN SIZE & TYPE, SEE SHEET NO. 5



PETITIONER'S EXHIBIT 1

- NOTE:
1. FOR ABOVE-GRADE STRUCTURE SETBACKS, SEE SHEET 2.
 2. FOR PASSENGER SHELTER DIMENSIONS AND DETAILS, SEE SHEET 3.
 3. FOR HANDICAP RAMP (HIGHBLOCK) DETAILS, SEE SHEET 4.
 4. FOR SIGN DETAILS AND DIMENSIONS, SEE SHEET 5.
 5. FOR LANDSCAPING DETAILS, SEE SHEET 6.

PROPERTY ADDRESS:
INTERSECTION OF PROPOSED GREENSPRING DR.
CONNECTOR ROAD WITH THE MTA CLRL.

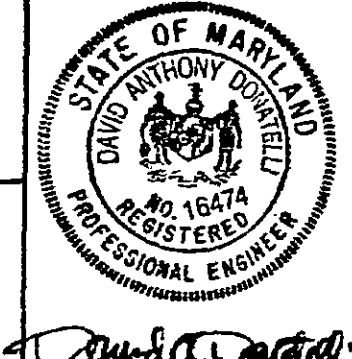
GENERAL NOTES:

1. THIS SITE IS ZONED ML-1M.
2. A PROPERTY LINE SETBACK VARIANCE FROM SECTION 25.1 (238.2) OF THE BALTIMORE COUNTY ZONING REGULATIONS IS BEING REQUESTED FROM THE ZONING COMMISSIONER TO PERMIT A 12 FT. REAR SETBACK TO THE NORTHBOUND HIGHBLOCK IN LIEU OF THE REQUIRED 30 FT.
3. PROPERTY OWNERSHIP: STATE OF MARYLAND MASS TRANSIT ADMINISTRATION. PROPERTY AREA: 84,500 SQ. FT. OR 1.94 AC. GROSS AREA. ML-1M NET AREA = 1.94 AC. 1M GROSS AREA = 1.94 AC.
4. LOCAL OPEN SPACE IS NOT REQUIRED.
5. NO ADDITIONAL PARKING WILL BE CONSTRUCTED AT THIS SITE. THE MTA RECOMMENDS NO OFF-STREET PARKING FOR THIS STOP WHICH IS CONSIDERED A WALK-ON STOP.
6. NO HOUSING WILL BE CONSTRUCTED AS PART OF THIS PROJECT.
7. NO BUILT OR SEPTIC AREAS ARE KNOWN TO BE WITHIN 200' OF THIS SITE.
8. NO SEWER OR WATER LINES ARE KNOWN TO BE WITHIN 200' OF THE SITE.
9. THERE ARE NO EXISTING BUILDINGS ON SITE.
10. NO HISTORIC BUILDINGS ARE KNOWN TO BE WITHIN 200' OF THE SITE.
11. THIS SITE IS NOT A RESIDENTIAL TRANSITION AREA.
12. THIS PROJECT DOES NOT LAYOUT LOTS AND BUILDINGS.
13. THERE WILL BE NO PARALLEL DRIVEWAYS ON THIS SITE.
14. NO STREETS WILL BE CONSTRUCTED IN THIS PROJECT.
15. NO CRITICAL AREAS ARE KNOWN TO BE WITHIN 200' OF THE SITE.
16. NO AESTHETIC SITES ARE KNOWN TO BE WITHIN 200' OF THE SITE.
17. NO ENDANGERED SPECIES HABITAT IS KNOWN TO BE WITHIN 200' OF THE SITE.
18. NO RADARIOUS MATERIALS ARE KNOWN TO BE ON THIS SITE.
19. ALL PLATFORM LIGHTS WILL BE DIRECTED DOWNWARD AND AWAY FROM THE TRACKS AND AWAY FROM PRIVATE RESIDENCES.
20. FIRE HAZARDS ARE NOT REQUIRED AT THIS SITE FOR FIRE CONTROL SINCE THE ONLY IMPROVEMENTS BEING CONSTRUCTED ARE SIDEWALKS, CONCRETE PLATFORMS, AND BUS TYPE PASSENGER SHELTERS.
21. THERE ARE NO WETLAND IMPACTS AT THIS SITE.
22. ALL DISTURBANCES OF EXISTING VEGETATED SLOPES OUTSIDE THE FOREST BUFFER AREAS WILL BE MITIGATED BY APPLYING MSHA SEED MIX NO. 2 TO SLOPES FLATTER THAN 3:1 AND MSHA SEED MIX NO. 1 TO ALL SLOPES STEEPER THAN 3:1. AREAS WITHIN THE FOREST BUFFER WILL BE REVEGETATED ACCORDING TO NOTE 22.
23. CLEARING OPERATIONS WILL BE CONFINED TO THE REMOVAL OF SMALL VEGETATION WITHIN THE RIGHT-OF-WAY AND BASEMENTS. NO MASS CLEARING OF FORESTED AREAS WILL BE CONDUCTED UNDER THE PROPOSED CONSTRUCTION.
24. THE PROPOSED DEVELOPMENT COMPLIES WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 110 FOR FIXED GUIDEWAY TRANSIT FIRE SAFETY. RAMP SHALL BE BUILT IN ACCORDANCE WITH NFPA 110, 1988 EDITION. THE PROPOSED DEVELOPMENT HAS BEEN APPROVED BY THE FIRE MARSHAL/MTA LIAISON COMMITTEE.
25. THERE WILL BE NO PERMANENT MTA EMPLOYEES AT THIS SITE. MAINTENANCE EMPLOYEES WILL VISIT THE SITE AS NEEDED.
26. THE JOINT PUBLIC INFORMATION MEETING FOR THIS SITE WAS HELD AT THE RIDGELY MIDDLE SCHOOL ON AUGUST 13, 1990.
27. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, DATED OCTOBER, 1990.
28. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS.
29. THE CRP PLAN FOR THIS DEVELOPMENT WAS APPROVED BY BALTIMORE COUNTY ON 25 DECEMBER 4, 1990.
30. A VARIANCE FROM BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT'S STREAM BUFFER AND SETBACK REQUIREMENTS HAS BEEN REQUESTED.
31. THE MTA WILL ALLOW ACCESS FOR BALTIMORE COUNTY TO MAINTAIN PUBLIC FACILITIES.
32. THE MTA WILL WORK WITH BALTIMORE COUNTY IN THE FUTURE TO ACCOMMODATE THE MASTER PLAN GREENWAY CONCEPT ALONG THE CENTRAL LIGHT RAIL LINE RIGHT-OF-WAY WHERE FEASIBLE.
33. ALL FOREST BUFFER AREAS WILL BE REVEGETATED USING A PLAN APPROVED BY BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION. THERE WILL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE AREAS DESIGNATED AS A FOREST BUFFER EXCEPT THAT REQUIRED TO GRADE THE WATER QUALITY MANAGEMENT POND. AFTER CONSTRUCTION THE POND AREA WILL BE REVEGETATED WITH SPECIES THAT PROVIDE SHADE TO THE POND AREA. REVEGETATION PLANS FOR THE FOREST BUFFER AREA AND STORMWATER MANAGEMENT POND WILL BE INCORPORATED INTO THE GRADING PLAN FOR THE SITE.
34. A VARIANCE FROM STORM WATER MANAGEMENT QUANTITY CONTROL REQUIREMENTS WAS GRANTED ON SEPTEMBER 26, 1990 BY BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION. WATER QUALITY WILL BE PROVIDED FOR THE FIRST HALF-INCH OF RUNOFF FROM ON-SITE IMPERVIOUS AREAS BY PROVIDING STORAGE IN A VEGEATED, LOW-STAGE RETENTION FACILITY SHOWN AT STA N/E 603+00, LT. THE VOLUME REQUIRED FOR QUALITY CONTROL (RUNOFF) = (AREA) * (P * I) * (100/360) = 421 FT³
35. A VARIANCE FROM BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TECHNICAL STANDARDS TO ALLOW FOR CONSTRUCTION OF A PORTION OF DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN WAS GRANTED BY BALTIMORE COUNTY ON NOVEMBER 30, 1990.
36. THIS SITE IS LOCATED IN ELECTION DISTRICT NO. 8, CONGRESSIONAL DISTRICT NO. 4, CENSUS TRACT NO. 4086, WATERSHED NO. 24, AND SUBWATERSHED NO. 57.

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION
MASS TRANSIT ADMINISTRATION

CENTRAL LIGHT RAIL LINE

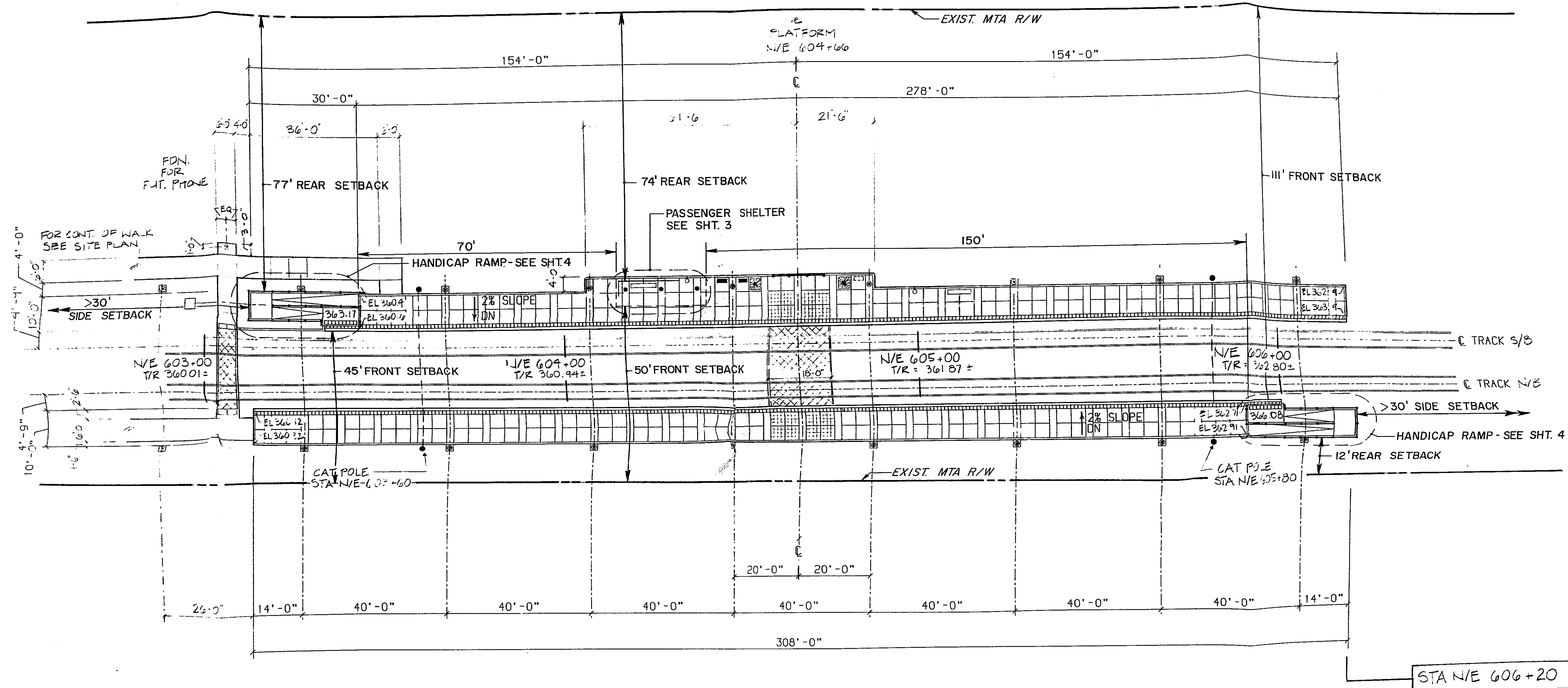
PARSONS BRINCKERHOFF QUADE & DOUGLAS, INC
MORRISON - KNUDSEN ENGINEERS, INC
CONSULTING ENGINEERS



DESIGNED	RAB	DATE	1-10-91
DRAWN	D V W	APPROVED	
CHECKED		APPROVED	
NO.	DESCRIPTION	BY	DATE
REVISIONS			

PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE FOR THE TIMONIUM SOUTH RAIL PASSENGER STATION		CURRENT PLANNING CRG NO.
		VIII-575
		PUBLIC SERVICES CRG NO.
		90357
		SHEET NO. 1

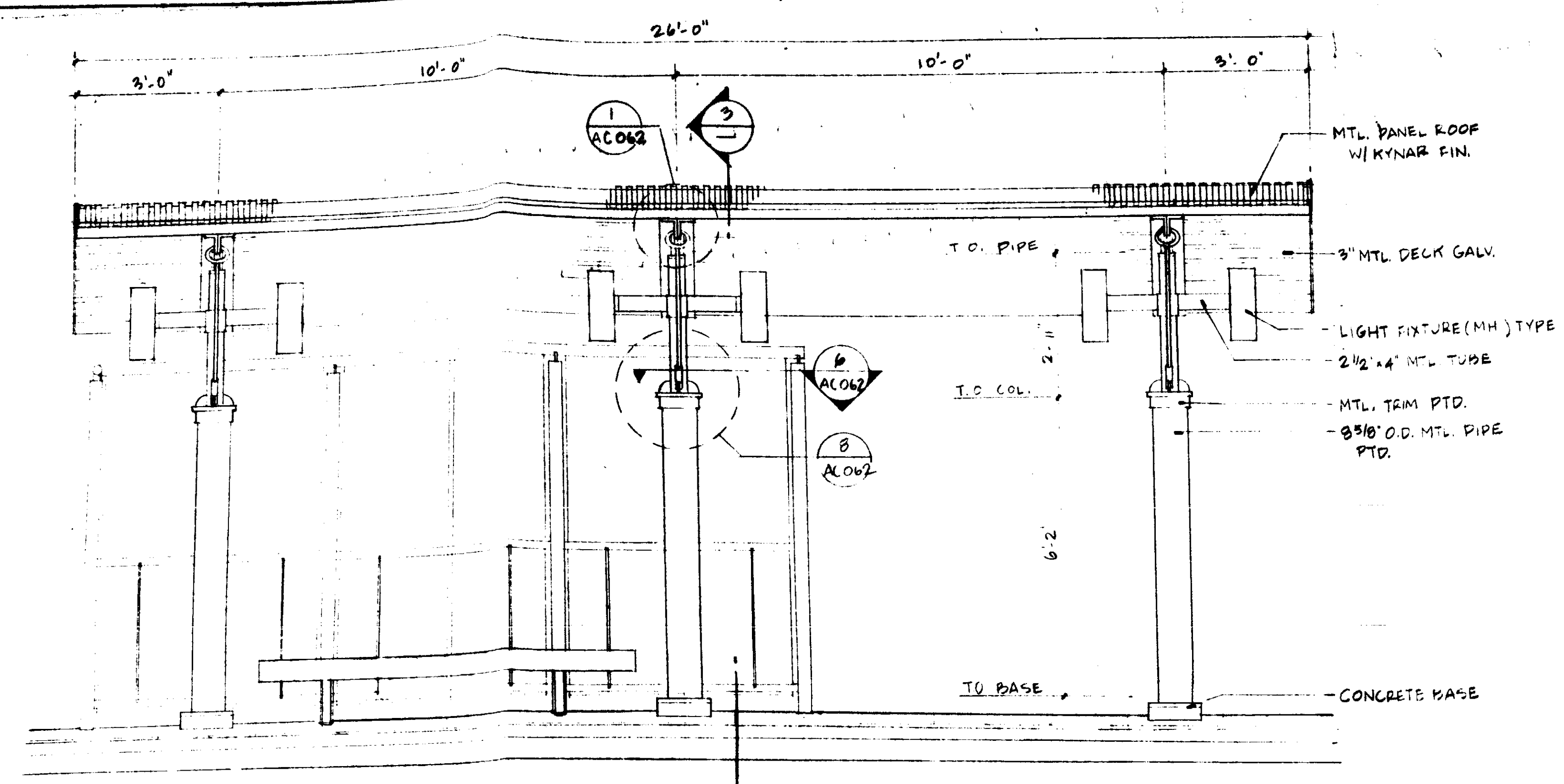
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**PETITIONER'S
EXHIBIT 2 91-282-A**

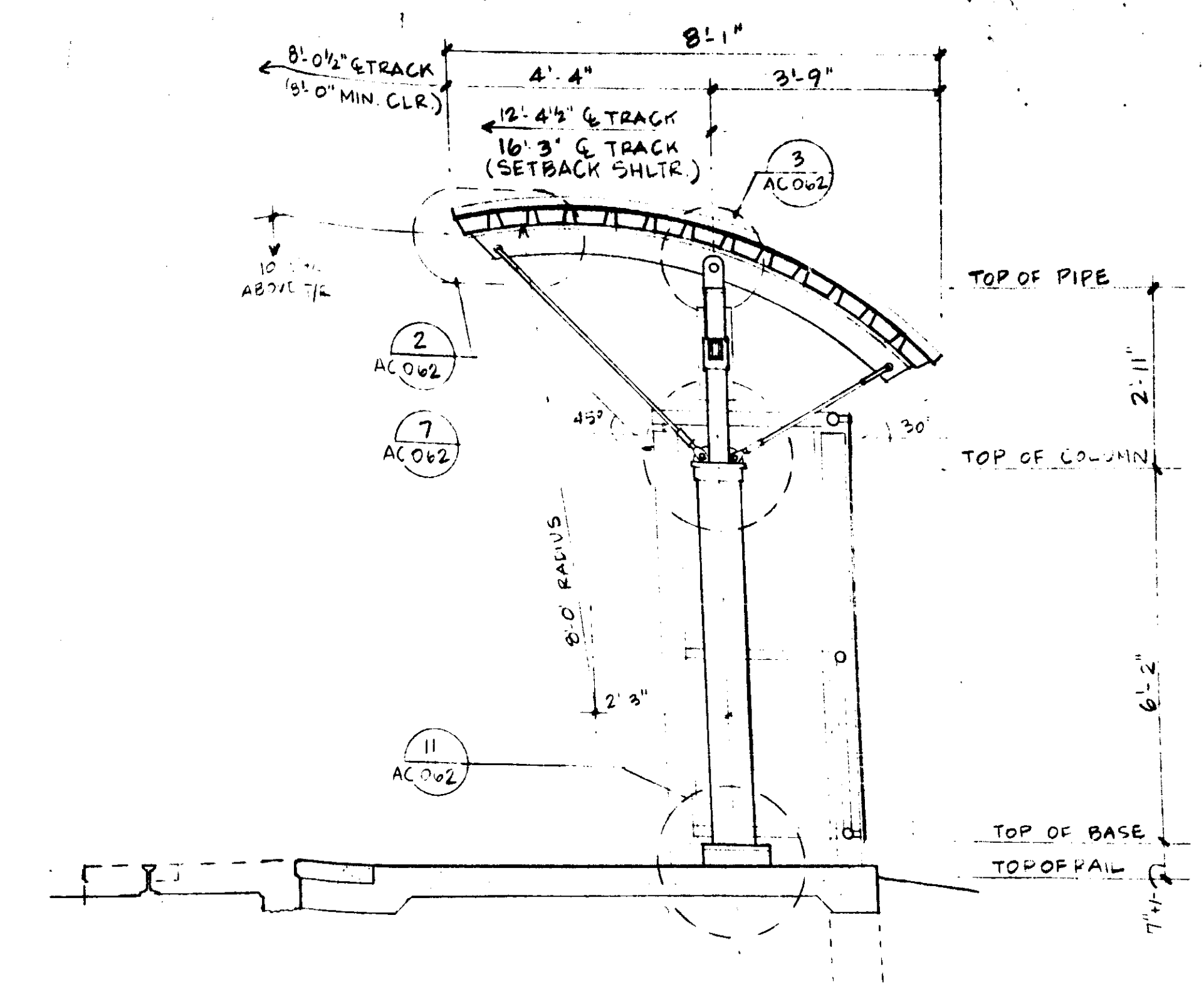
- NOTES:
1. ALL SPOT ELEVATIONS ON EXISTING STRUCTURES ARE TO BE VERIFIED IN THE FIELD.
 2. RIGHT-OF-WAY LINES ARE A GRAPHIC PLOT - - - - - DO NOT SCALE. SEE SITE PLAN FOR RIGHT-OF-WAY LOCATION.

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS BRINCKERHOFF, QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS			DESIGNED CWB	DATE 1-10-91	PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE FOR THE TIMONIUM SOUTH RAIL PASSENGER STATION	CURRENT PLANNING CRG NO. VIII-575
CENTRAL LIGHT RAIL LINE	CHO, WILKS & BENN ARCHITECTS, INC. 218 WEST SARATOGA STREET BALTIMORE, MARYLAND 21201			CHECKED	APPROVED		PUBLIC SERVICES CRG NO. 90357
			NO. DESCRIPTION BY DATE			SCALE 1/16" = 1'-0"	SHEET NO. 2

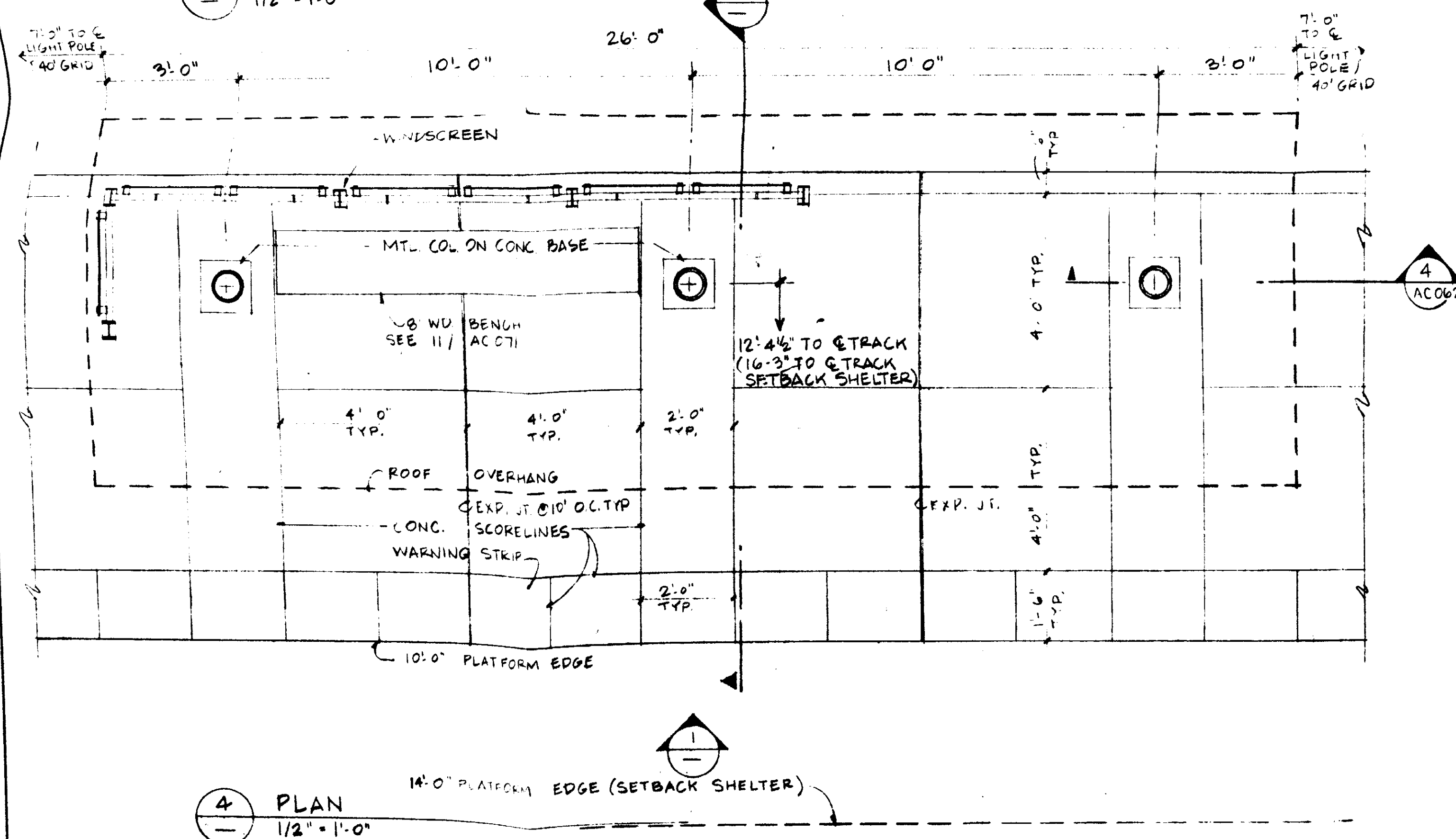


1 PASSENGER SHELTER
ELEVATION
1/2" = 1'-0"

2 ELEVATION
1/2" = 1'-0"



3 SECTION
1/2" = 1'-0"

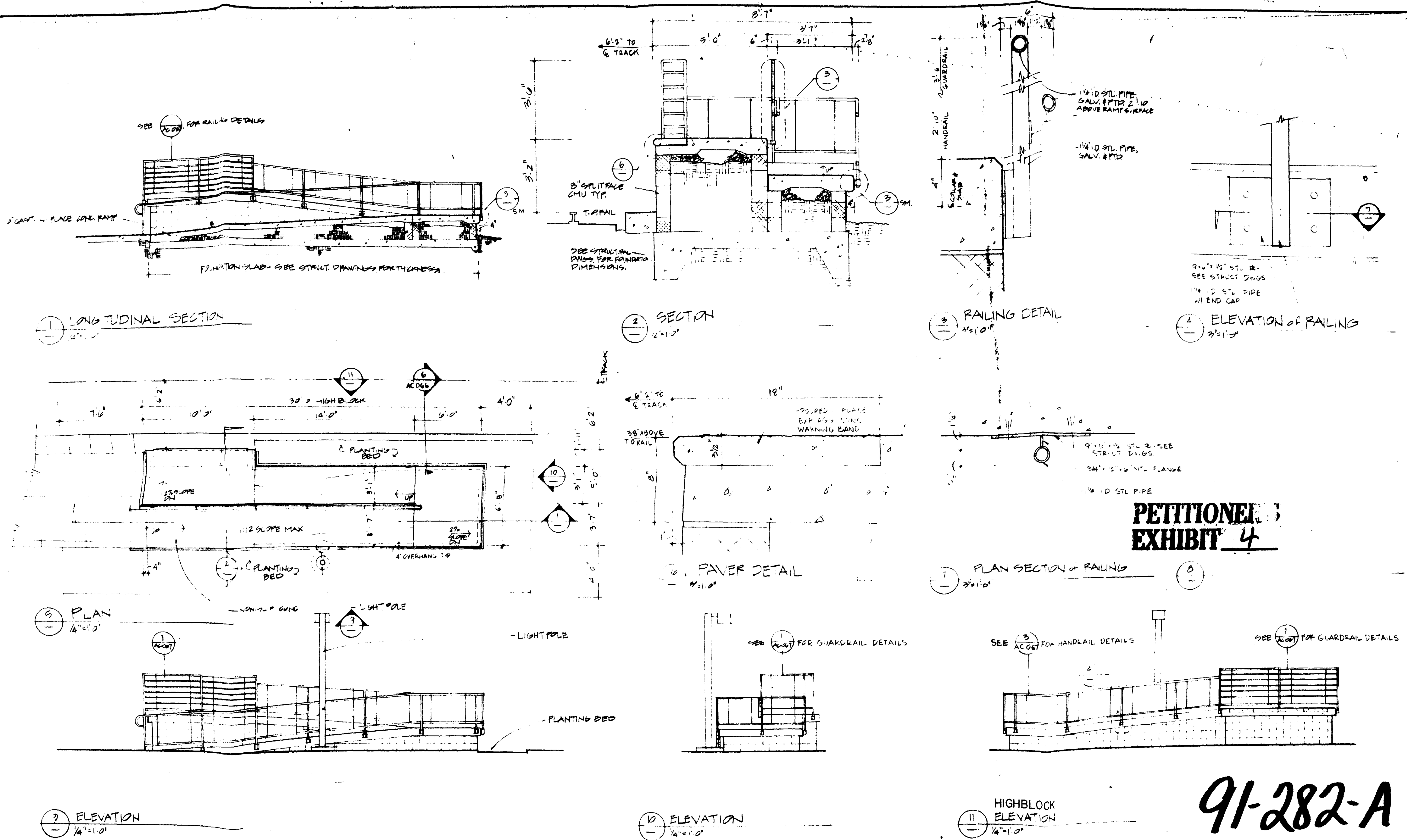


4 PLAN
1/2" = 1'-0"

**PETITIONER'S
EXHIBIT 3**

91-282-A

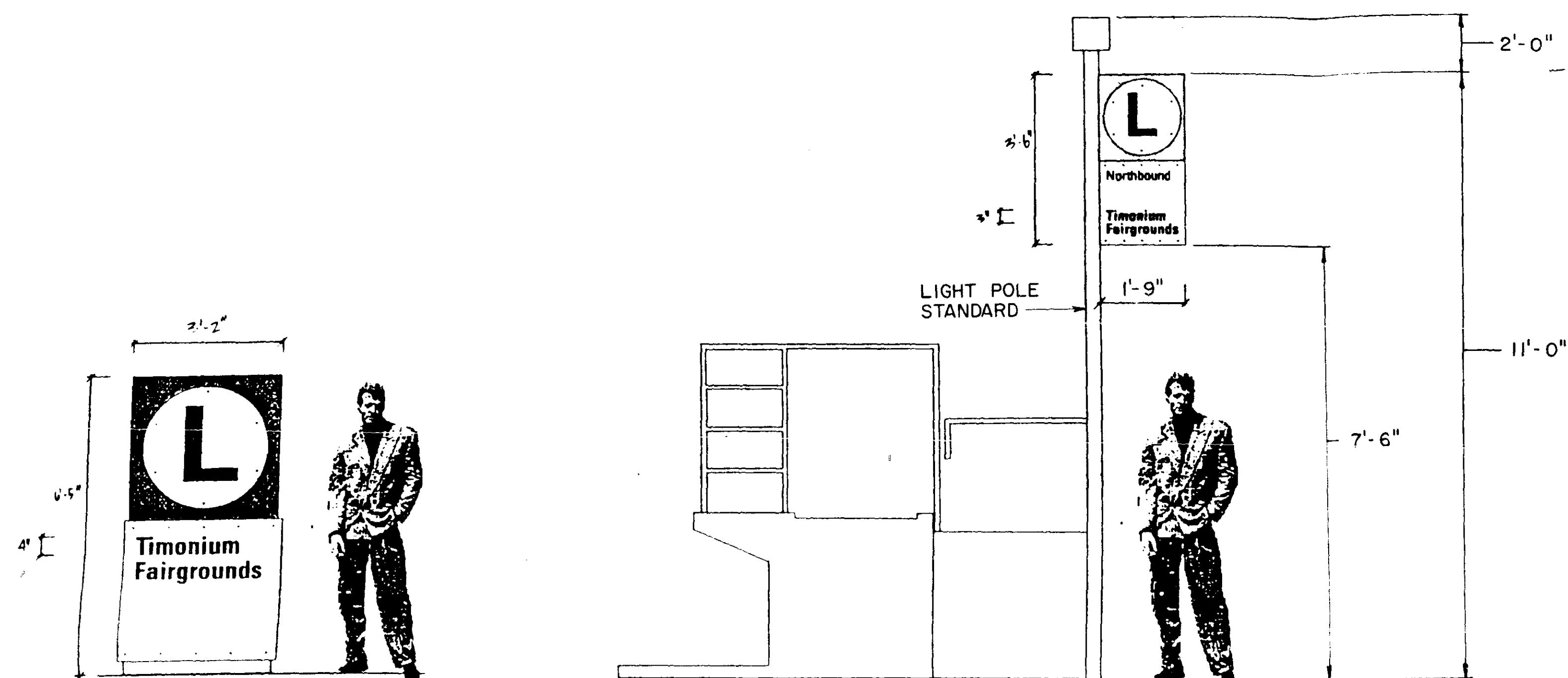
STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS BRINCKERHOFF, QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS		DESIGNED JWW DATE 1-10-91	PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE FOR THE TIMONIUM SOUTH RAIL PASSENGER STATION	CURRENT PLANNING EXP. NO. VIII-575
CENTRAL LIGHT RAIL LINE	CHO. WILKS & BENN ARCHITECTS, INC. 218 WEST SARATOGA STREET BALTIMORE, MARYLAND 21201		DRAWN JWW CHECKED APPROVED	SCALE AS NOTED	PUBLIC SERVICES EXP. NO. 90357 SHEET NO. 3



**PETITIONER
EXHIBIT 4**

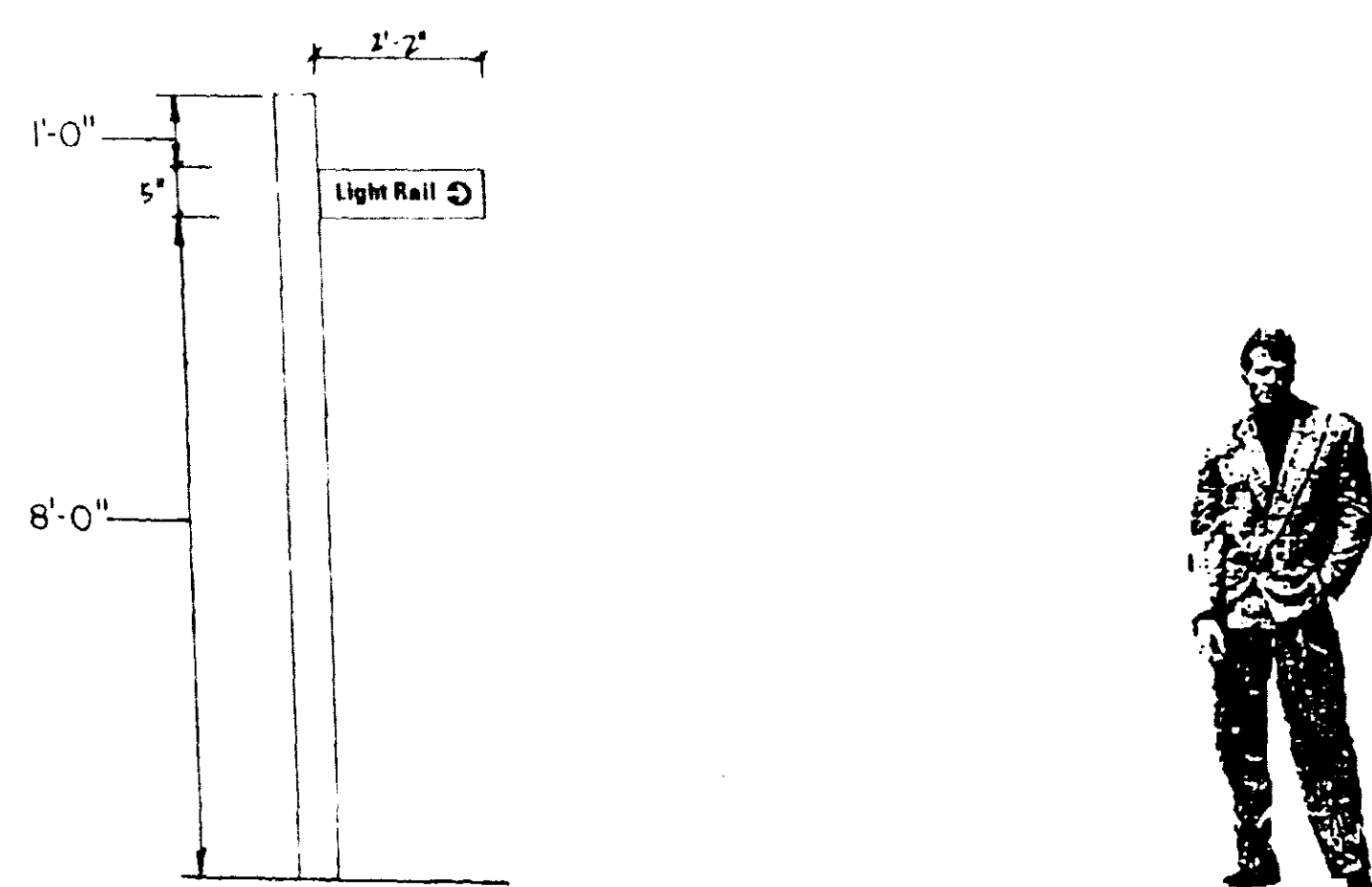
91-282-A

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS BRINCKERHOFF, QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS		DESIGNED DATE 1-10-91	PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE FOR THE TIMONIUM SOUTH RAIL PASSENGER STATION	PROJECT PLANNING C.R.G. NO. VIII-575
CENTRAL LIGHT RAIL LINE	CHO, WILKS & BENN ARCHITECTS, INC. 218 WEST SARATOGA STREET BALTIMORE, MARYLAND 21201		DRAWN JCM	SCALE AS NOTED	PUBLIC SERVICES 90357 SHEET NO. 4



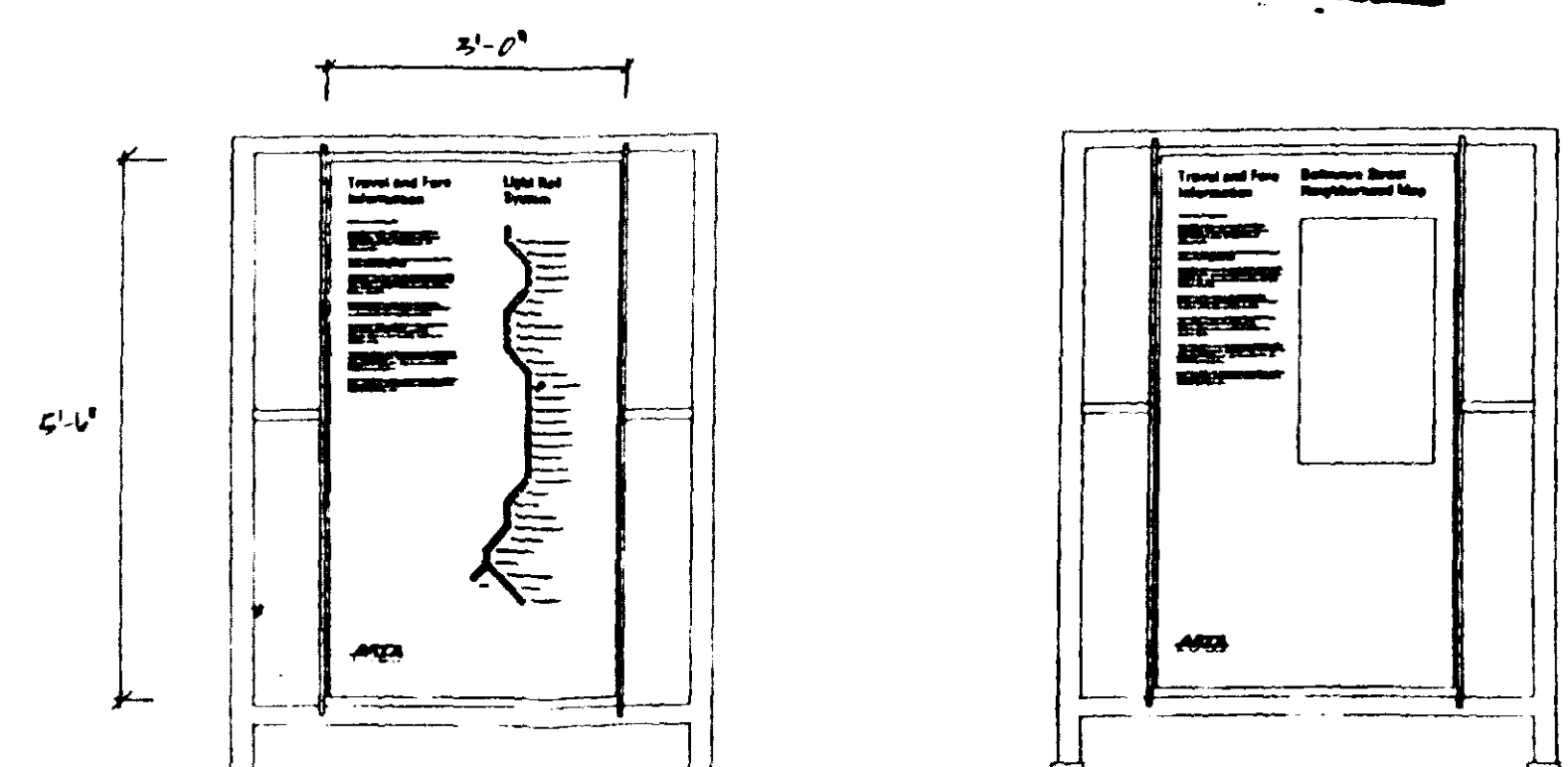
A SUBURBAN SITE IDENTIFICATION
SIGN TYPE F
(20.3 SQ. FT.)

B PLATFORM IDENTIFICATION
SIGN TYPE G
(6.1 SQ. FT. SINGLE FACE)
(12.2 SQ. FT. DOUBLE FACE)



E TRAIL BLAZER
SIGN TYPE J
(0.9 SQ. FT.)

NOTE
NO SIGNS WILL BE ILLUMINATED



G PEDESTRIAN ORIENTATION
SIGN TYPE K
(16.5 SQ. FT. SINGLE FACE)
(33.0 SQ. FT. DOUBLE FACE)

**PETITIONER'S
EXHIBIT 5**

91-282-A

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION		PARSONS BRINCKERHOFF QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS				DESIGNED CWB	DATE 1-10-91	PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE FOR THE TIMONIUM SOUTH RAIL PASSENGER STATION		CURRENT PLANNING C.R.O. NO. VIII-575
CENTRAL LIGHT RAIL LINE		212 Two Twelve Associates 596 Broadway, Suite 1212 New York NY 10012 Phone 212.925.6885		Graphic Design Consultants		DRAWN CWB	APPROVED			PUBLIC SERVICES C.R.O. NO. 90357
						CHECKED	APPROVED	SCALE 1/2" = 1'-0"		SHEET NO. 5
						REVISIONS				

